

JONES & BEACH ENGINEERS, INC.

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August 14, 2013

Barrington Planning Board
333 Calef Highway
Barrington, NH 03825

**RE: Project Application – Site Review & Lot Consolidation
NH Route 4, Barrington, NH
Tax Map 270, Lots 71 & 71-1
JBE Project No. 12175**

Dear Board Members,

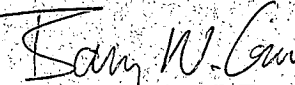
Jones & Beach Engineers, Inc., respectfully submits a Project Application for the above-referenced parcel on behalf of our client, The Yellow Dog's Barn, LLC. The intent of this project is to consolidate Lots 71 and 71-1 and construct six (6) 200 SF dog cabins with associated fencing and utilities. The proposed buildings will function as overnight dog kennels.

The following items are provided in support of this Application:

- ✓1. Project Narrative.
- ✓2. Completed Project Application and Checklist.
- ✓3. Copy of Current Deed.
- ✓4. Letter of Authorization from Owner of the Property.
- ✓5. Abutters List.
- ✓6. Check in the amount of \$295.00 for fees (\$150 for application fee + \$75 for public notice fee + \$70 for abutter notice fee).
- ✓7. Tax Map for Subject Parcel.
- ✓8. Two (2) Bound copies of Drainage Analysis Sediment and Erosion Control Plan.
- ✓9. Six (6) reduced-size (11" x 17") plan sets.
- ✓10. Five (5) full-size plan sets.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Barry W. Gier, P.E.
Project Manager

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cc: Holly Grant, The Yellow Dog Barn, LLC (Application Package & full-size plan set)

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME The Yellow Dog's Barn CASE FILE NUMBER

PROJECT LOCATION 136 Old Concord Turnpike (NH Route 4)

DATE OF APPLICATION August 14, 2013

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: Regional Commercial Lot Area Size

Setbacks: Front 75' Side 30' Rear 30'

Parking Spaces Required: 15 Parking Spaces Provided: 15

Please describe your project and its purpose and intent. You may attach a typed description.

The purpose of this project is to consolidate Lot 71 and 71-1 and construct six (6) 200 SF dog cabins with associated fencing and utilities. Proposed cabins will be utilized as overnight kennels.

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Project Application

Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

Case Number: 270-71, 71-1-RC 13-SR Project Name: The Yellow Dog's Barn Date: 8/14/13

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review ☐ Design Review ☐ Development of Regional Impact ☐

FORMAL APPLICATION:

Subdivision Type: Major ☐ Minor ☐ Conventional ☐ Conservation ☐
Site Plan Review: Major ☐ Minor ☒
Conditional Use Permit ☐ Sign Permit ☐ Boundary Line Adjustment ☒ Special Permit ☐
Change of Use ☐ Extension for Site Plan or Subdivision Completion ☐
Amendment to Subdivision/Site Plan Approval ☐ Other ☐

Project Name: The Yellow Dog's Barn Area (Acres or S.F.) 2.987 Ac

Project Address: 136 Old Concord Turnpike (NH Route 4)

Current Zoning District(s): Regional Commercial Map(s) 270 Lot(s) 71 and 71-1

Request: to consolidate lots 71 and 71-1 and construct six (6) 200 SF dog cabins with associated fencing and utilities.

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

Owner: Holly Grant
Company The Yellow Dog Barn, LLC
Phone: (603) 868-3647 Fax: (603) 868-3640 E-mail: info@theyellowdogsbarn.com
Address: 136 Old Concord Turnpike, Barrington, NH 03825

Applicant (Contact): Holly Grant
Company The Yellow Dog Barn, LLC
Phone: (603) 868-3647 Fax: (603) 868-3640 E-mail: info@theyellowdogsbarn.com
Address: 136 Old Concord Turnpike, Barrington, NH 03825

Developer: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Architect: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Engineer: Barry W. Gier, P.E.
Company Jones & Beach Engineers, Inc.
Phone: (603) 772-4746 Fax: (603) 772-0227 E-mail: bgier@jonesandbeach.com
Address: 85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885

Barry W. Gier for Holly Grant
Owner Signature
Barbara Swine
Staff Signature

Applicant Signature
8/13/13
Date

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Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:					
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input checked="" type="checkbox"/> Site Plan See Sections I & II	<input type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V			
			Provided	NA	
Section I.					
General Requirements					
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Section II.					
General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Application Checklist

Barrington Subdivision Regulations

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. List of required permits and permit approval numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Status noted or labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
A) Drainage easement(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
B) Slope easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
24. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wetland delineation criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section III				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>		
4. Area of each lot (in acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input type="checkbox"/>	<input type="checkbox"/>		

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Barrington Subdivision Regulations

b. Contiguous uplands(s)	<input type="checkbox"/>	<input type="checkbox"/>		
5. Proposed streets:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input type="checkbox"/>	<input type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & inverts of the following (as applicable):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input type="checkbox"/>	<input type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department Of Environmental Services (meeting Town and NHDES setback requirements)	<input type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input type="checkbox"/>	<input type="checkbox"/>		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	<input type="checkbox"/>	<input type="checkbox"/>		
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input type="checkbox"/>	<input type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input type="checkbox"/>		
7. Drainage structure(s)	<input type="checkbox"/>	<input type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input type="checkbox"/>		

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Section V Supporting Documentation If Required					
1.	Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2.	Stormwater management report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
3.	Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4.	Environmental impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5.	Hydrogeologic study	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6.	Fiscal impact study provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7.	Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8.	Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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APPLICATION AGREEMENT

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the ordinances of the Town Of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the subdivision Plan or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the subdivision.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs _____ of _____ to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner:

Randy W. Lem for Henry Grant

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner:

Example: [Signature] For Henry Grant

Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

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ADMINISTRATIVE AND REVIEW FEES

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
*****3 Thousand 3 Hundred 00 Dollars	
DATE 07/30/2010	AMOUNT ST818780 \$ *****3300.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **The Children's Workshop**, a New Hampshire Non-Profit Corporation with a mailing address of 4 Haley Court, Lee, New Hampshire 03824, for consideration paid, grants to **The Yellow Dog's Barn, LLC**, a New Hampshire limited liability company with a mailing address of 366 Route 4, Barrington, New Hampshire 03825

WITH WARRANTY COVENANTS, the following described property:

Two certain parcels of land located in Barrington, New Hampshire, being more particularly described as follows:

PARCEL I:

A certain tract or parcel of land, with the buildings thereon, located off of US Route 4, in the Town of Barrington, County of Strafford and State of New Hampshire, being the consolidation of those parcels identified as "Map 270, Lot 71-1" and "Area B" on plan of land entitled, "Lot Line Adjustment & Subdivision Plan, Tax Map 270, Lot 71 & 74, France Road Extension, Barrington, NH," prepared by Jones & Beach Engineers, Inc., dated May 16, 2007, revised through November 13, 2007, and recorded in Strafford County Registry of Deeds as Plan 94-60 (the "Plan"), more particularly bounded and described as follows:

Beginning at a stone/granite bound at the southwesterly corner of the within-described premises along the southerly sideline of the "Proposed 50' Public Right of Way" as shown; thence running along said Right of Way North 38 degrees 04' 33" East a distance of 200.03 feet to a stone/granite bound; thence continuing North 38 degrees 04' 33" East a distance of 17.02 feet to a point; thence turning and running along the cul-de-sac of said Right of Way, as shown, on a curve to the right having a radius of 34.00 a distance of 38.13 feet to a stone/granite bound at the northerly corner of the within-described premises; thence continuing, still along the cul-de-sac of said Right of Way, on a curve to the left having a radius of 82.00, a distance of 20.01 feet to a stone bound; thence turning and running along Map 270, Lot 74, as shown on said Plan, South 58 degrees 08' 22" East a distance of 276.71 feet to a stone/granite bound at the easterly corner of the within-described premises; thence turning and running along Map 270, Lot 72, as shown on said Plan, South 48 degrees 53' 09" West a distance of 69.27

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feet to a point; thence running S 48 degrees 11' 25" W a distance of 164.56 feet to a T-Bar found at the intersection of stone walls, as shown; thence continuing still along said Map 270, Lot 72, South 53 degrees 53' 49" East a distance of 95.34 feet to a stone/granite bound at the southerly corner of the within-described premises and the easterly corner of Map 270, Lot 71, as shown; thence turning and running along said Map 270, Lot 71 South 45 degrees 30' 55" East a distance of 245.87 feet to a stone/granite bound at the point and place of beginning. Said consolidated parcel containing 1.83 acres, more or less.

Together with the right, in common with others entitled thereto, to use the "Proposed 50' Public Right of Way" as shown on said Plan 94-60 for access to and from the above-described premises, as reserved and more particularly set forth in the Deed of The Children's Workshop to KJ France Road Extension, LLC, dated May 12, 2009, recorded in said Registry of Deeds at Book 3738, Page 562.

Subject to a 20' Wide Slope, Grading, Drainage, Utilities & Sign Easement as shown and noted on said Plan, and as more particularly set forth and described in deeds recorded in the Strafford County Registry of Deeds at Book 3738, Pages 0562 and 0565.

Meaning and intending to describe and convey the same premises ("Area B") conveyed to The Children's Workshop by Deed of KJ France Road Extension, LLC, dated May 13, 2009 and recorded in Strafford County Registry of Deeds at Book 3738, Page 0565, and a portion of the premises ("Map 270, Lot 71-1") conveyed to The Children's Workshop by Deed of Amna C. Stabler, dated July 17, 1972 and recorded in said Registry of Deeds at Book 908, Page 272, no matter how otherwise described.

PARCEL II:

A certain tract or parcel of land, with the buildings thereon, on the northerly side of US Route 4, in the Town of Barrington, County of Strafford and State of New Hampshire, being shown and designated as MAP 270 LOT 71, containing 50,472 square feet (1.16 acres) on plan of land entitled, "Lot Line Adjustment & Subdivision Plan, Tax Map 270, Lot 71 & 74, France Road Extension, Barrington, NH," prepared by Jones & Beach Engineers, Inc., dated May 16, 2007, revised through November 13, 2007, and recorded in Strafford County Registry of Deeds as Plan 94-60 (the "Plan"), and to which plan reference may be made for a more particular legal description of the premises.

Subject to a 20' Wide Slope, Grading, Drainage, Utilities & Sign Easement as shown and noted on said Plan, and as more particularly set forth and described in deeds recorded in the Strafford County Registry of Deeds at Book 3738, Pages 0562 and 0565.

Meaning and intending to describe and convey a portion of the premises ("Map 270, Lot 71-1") conveyed to The Children's Workshop by Deed of Amna C. Stabler, dated July 17, 1972, and recorded in said Registry of Deeds at Book 908, Page 272, no matter how otherwise described.

LAND USE OFFICE

AUG 14 2013

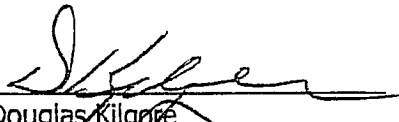
RECEIVED

The above parcels are conveyed subject to all facts, matters, easements, restrictions and conditions as shown or noted on the above referenced Plan.

The above parcels are conveyed subject to any easements for utilities and services as same may pertain to the premises.

Dated this July 30, 2010

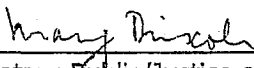
The Children's Workshop

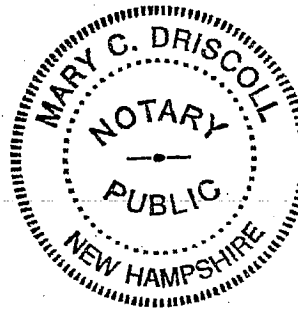
By: 
Douglas Kilgore
Its duly authorized agent

State of New Hampshire
Strafford, ss:

July 30, 2010

Personally appeared Douglas Kilgore, in his capacity as duly authorized agent of The Children's Workshop, known to me or satisfactorily proven to be the person whose name subscribed to the foregoing instrument and acknowledged that he voluntarily executed the same in said capacity and for the purposes therein contained.


Notary Public/Justice of the Peace
My Commission Expires: 12/12/2011



LAND USE OFFICE

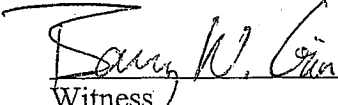
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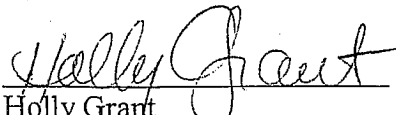
RECEIVED

Letter of Authorization

I, Holly Grant, The Yellow Dog Barn, LLC, 136 Old Concord Turnpike, Barrington, NH 03825, owner of property located in Barrington, NH; known as Tax Map 270, Lot 71, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on NH Route 4 in Barrington, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness


Holly Grant
The Yellow Dog Barn, LLC

1/10/13
Date

LAND USE OFFICE

AUG 14 2013

RECEIVED



100' Abutters List Report

Town of Barrington, NH
August 09, 2013

Subject Property:

Parcel Number: 270-0071
CAMA Number: 270-0071
Property Address: 136 OLD CONCORD TPK

Mailing Address: YELLOW DOGS BARN LLC
136 OLD CONCORD TPK
BARRINGTON, NH 03825

Abutters:

Parcel Number: 270-0026
CAMA Number: 270-0026
Property Address: OLD CONCORD TPK

Mailing Address: CINFO DON & KATHLEEN
23 LITTLE RIVER RD
NOTTINGHAM, NH 03290

Parcel Number: 270-0027
CAMA Number: 270-0027
Property Address: 15 GLASS LN

Mailing Address: BENT ARROW LLC RISTAINO
THEODORE
PO BOX 630
BARRINGTON, NH 03825

Parcel Number: 270-0070
CAMA Number: 270-0070
Property Address: 148 OLD CONCORD TPK

Mailing Address: HORTON CLEAVELAND
148 OLD CONCORD TPK
BARRINGTON, NH 03825

Parcel Number: 270-0071-0001
CAMA Number: 270-0071-0001
Property Address: OLD CONCORD TPK

Mailing Address: YELLOW DOGS BARN LLC
136 OLD CONCORD TPK
BARRINGTON, NH 03825

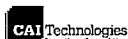
Parcel Number: 270-0072
CAMA Number: 270-0072
Property Address: 130 OLD CONCORD TPK

Mailing Address: RICE DARREN
130 OLD CONCORD TPK
BARRINGTON, NH 03825

Parcel Number: 270-0074
CAMA Number: 270-0074
Property Address: FRANCE RD

Mailing Address: MURRAY NELSON J SR
PO BOX 359
HAMPTON, NH 03842

LAND USE OFFICE
AUG 14 2013
RECEIVED



www.cai-tech.com

8/9/2013

The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

Page 1 of 1



100' Abutters List Report

Town of Barrington, NH
August 09, 2013

Subject Property:

Parcel Number: 270-0071-0001
CAMA Number: 270-0071-0001
Property Address: OLD CONCORD TPK

Mailing Address: YELLOW DOGS BARN LLC
136 OLD CONCORD TPK
BARRINGTON, NH 03825

Abutters:

Parcel Number: 270-0070
CAMA Number: 270-0070
Property Address: 148 OLD CONCORD TPK

Mailing Address: HORTON CLEAVELAND
148 OLD CONCORD TPK
BARRINGTON, NH 03825

Parcel Number: 270-0071
CAMA Number: 270-0071
Property Address: 136 OLD CONCORD TPK

Mailing Address: YELLOW DOGS BARN LLC
136 OLD CONCORD TPK
BARRINGTON, NH 03825

Parcel Number: 270-0072
CAMA Number: 270-0072
Property Address: 130 OLD CONCORD TPK

Mailing Address: RICE DARREN
130 OLD CONCORD TPK
BARRINGTON, NH 03825

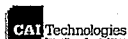
Parcel Number: 270-0074
CAMA Number: 270-0074
Property Address: FRANCE RD

Mailing Address: MURRAY NELSON J SR
PO BOX 359
HAMPTON, NH 03842

LAND USE OFFICE

AUG 14 2013

RECEIVED



www.cai-tech.com

8/9/2013

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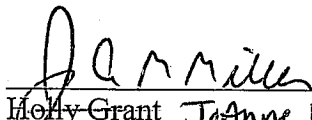
Page 1 of 1

Letter of Authorization

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I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness



Holly Grant JoAnne Miller
The Yellow Dog Barn, LLC

8/14/13

Date

LAND USE OFFICE

AUG 14 2013

RECEIVED